



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2406238
Applicant Name : Tyler Goodmanson
Address of Proposal: 6043 Fauntleroy Way SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three (3) lots (Unit Lot Subdivision). Proposed lot sizes are: A) 2,850 square feet, B) 1,325.3 square feet, and C) 1,325.1 square feet. Related project: establish use and construct a two unit townhouse structure with the existing single family structure to remain, MUP No. 2403864.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into three lots, a unit subdivision.
(Chapter 23.24.046, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND

Site and Vicinity Description

The approximately 5,500 square foot property is located on the west side of Fauntleroy Way Southwest between Southwest Graham and Raymond Streets. Pedestrian and vehicle access to the site is from both Fauntleroy Way Southwest and the alley on the west side of the property.

The subject lot is zoned Lowrise Duplex/Triplex (LDT), as are all parcels on this block face. Across the alley the zoning is Single-Family 5000 (SF 5000). Across Fauntleroy Way Southwest the zoning is Lowrise 2 (L 2).

Proposal

The proposal is to subdivide one lot into three (3) unit lots. The parent lot is 5,500 square feet in area. The proposed lot sizes are: A) 2,850 square feet, B) 1,325.3 square feet, and C) 1,325.1 square feet. Vehicle and pedestrian access for proposed Unit Lot A will continue to be from Fauntleroy Way Southwest. Vehicle access for proposed Unit Lots B and C will be from the alley. Pedestrian access for Units Lots B and C will be from the alley and, to reach Fauntleroy Way SW, from a pedestrian access easement across proposed Unit Lot A. The new structure containing proposed Unit Lots B and C has been reviewed and approved for applicable code compliance under MUP No. 2403864. The existing structure on proposed Unit Lot A will remain.

Public Comments

The comment period for this proposal ended on September 22, 2004. One comment letter was received expressing concerns about the impacts of higher density development on the existing and largely single-family dwellings, such as increased taxes, greater noise and traffic congestion.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing tree;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the*

construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Building Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities, City Light; and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned Lowrise Duplex/Triplex (LDT); all development must conform to the requirements of the applicable provisions of the Seattle Municipal Code (SMC 23.45) for this zone. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. The establishment of use for the townhouses and their construction was reviewed under these provisions and approved under Permit No. 743390.

The allowable density of the LDT zone is one dwelling unit per 2,000 square feet of lot area. The lot area is approximately 5,500 square feet, hence four (4) townhouse units are allowed. Required parking for all units is provided on site and is accessed from the alley for proposed Unit Lots B and C and from Fauntleroy Way Southwest for proposed Unit Lot A. Pedestrian access to all units is as described in *Site and Vicinity Description* above.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Vehicle access for all units is provided as described in *Criterion 1* above.

All utilities are available in this area. Seattle City Light currently provides electrical service to the parent lot. For City Light access to proposed Unit Lots B and C an easement (#250323-4-013) to provide for electrical facilities and service to the proposed lots, which must be included on the final plat.

The Seattle Fire Department has reviewed and approved the proposed unit lot subdivision for the provision of adequate emergency vehicle and personnel access.

All proposed Unit Lots will be addressed from Fauntleroy Way Southwest. To assure adequate address identification of proposed Unit Lots B and C, address signage for these Unit Lots shall be posted at a location visible from Fauntleroy Way Southwest on or near the proposed pedestrian access and utility easement. A covenant shall be recorded with the final plat to ensure that the address signage is maintained by all users.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

Review for drainage and sanitary sewage disposal indicates these services are adequately provided for this unit lot subdivision.

Seattle Public Utilities has reviewed this proposal and assures water availability access for all parcels, subject to easement requirements (See Water Availability Certificate # 20041315).

4. *Whether the public use and interests are served by permitting the proposed division of land;*

Unit Lot Subdivision allows for the subdivision of common wall (attached) ground related townhouse structures and residential cluster developments amongst other housing types. Ground related townhouse structures are allowed outright in the LDT zone. This process therefore makes possible separate ownership of individual units that otherwise would be owned by one party and consequently some or all unit lots would be available on a shared ownership or rental basis only.

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code for LDT development regulations and the applicable approval criteria for short platting.

The public use and interests are thereby served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240, therefore this criterion does not apply.

6. *Is designed to maximize the retention of existing trees;*

There are no existing trees on the lot. As a part of approval for the construction of the duplex structures (MUP 2403864 and Permit 743390) SMC 23.45.015 required the planting of trees and landscaping.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

One duplex townhouse structure was approved under MUP 2403864. Pursuant to SMC 23.24.045(A and B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards at the time of approval. To assure that future owners have constructive notice that additional development may be limited due to nonconformities the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited because of the application of*

development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.

Summary

The proposed Unit Lot Subdivision meets the criteria of SMC 23.24.040 and 045, Short Plats and Unit Lot Subdivisions. Pursuant to the above discussion and the following conditions, it is thereby approved.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the corrected final recording forms for approval and any necessary fees.
2. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
3. Include the required utility easement from Seattle City Light on the face of the plat and in the legal descriptions of affected Unit Lots.
4. Include the required utility easement from Seattle Public Utilities (Water Department) on the face of the plat and in the legal descriptions of affected Unit Lots.
5. Provide a covenant or easement assuring the posting of address signage for Unit Lots B and C on or near the pedestrian access easement and visible from the street. Shown this location and dimensions on the face of the plat.
6. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and integrated building elements, such as roofs, exterior walls and shared private utility infrastructure.

Signature: (signature on file) Date: December 2, 2004
Art Pederson, Land Use Planner

Land Use Services

AP:rgc

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